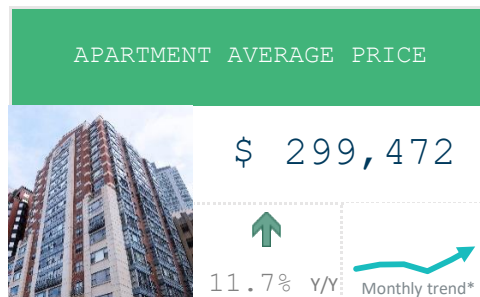
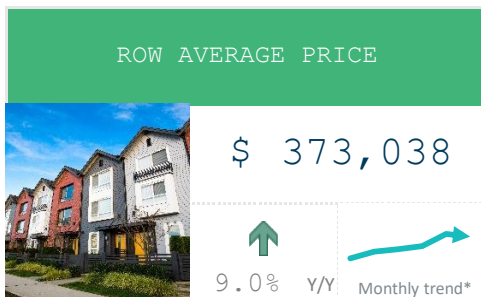
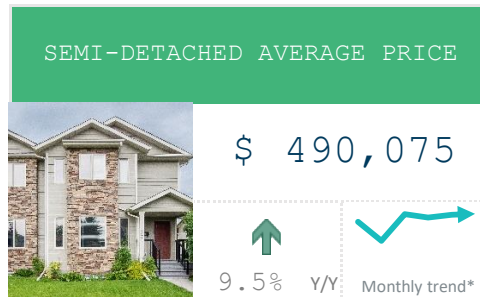
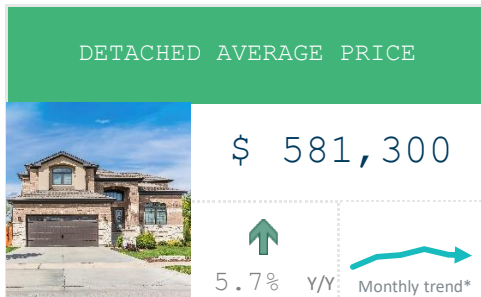
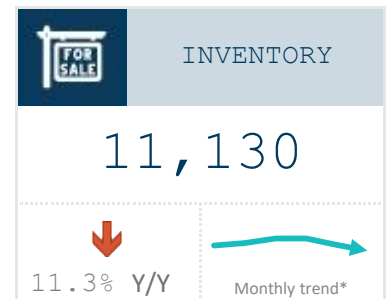
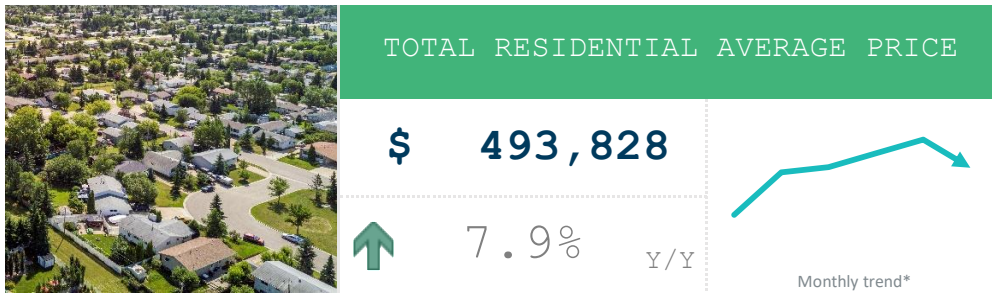
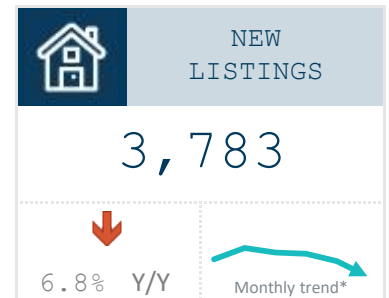


December 2024

Market Trend Summary

Increasing sales in detached and semi detached led to a 2.8 percent year-over-year increase in December. New listings fell by 6.8 percent year-over-year. Inventory fell 11 percent year over year and fell month over month in December. The sales-to-new listings increased to 105 percent and the average price increased 7.9 percent year-over-year.

There were 2.81 months of supply in December, down 14 percent year-over-year. Grande Prairie, Medicine Hat, and Red Deer continue to have the tightest conditions in the province, with most regions having less than 2 months of supply. Medicine Hat has 1.64 months of supply, and Red Deer has 1.64 months. All regions except Medicine Hat and Fort McMurray experienced year-over-year average price growth, led by Grande Prairie (25 percent), Red Deer (19), and Calgary (13 percent).



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed
Data source: Pillar 9

December 2024

December 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	2,332	5%	2,145	-9%	6,969	-18%	109%	2.99	-22%	\$581,300	6%
Semi	367	5%	346	-3%	757	-13%	106%	2.06	-17%	\$490,075	10%
Row	580	-3%	566	-2%	1,131	-2%	102%	1.95	1%	\$373,038	9%
Apartment	682	-1%	726	-5%	2,273	9%	94%	3.33	11%	\$299,472	12%
Total Residential	3,961	3%	3,783	-7%	11,130	-11%	105%	2.81	-14%	\$493,828	8%

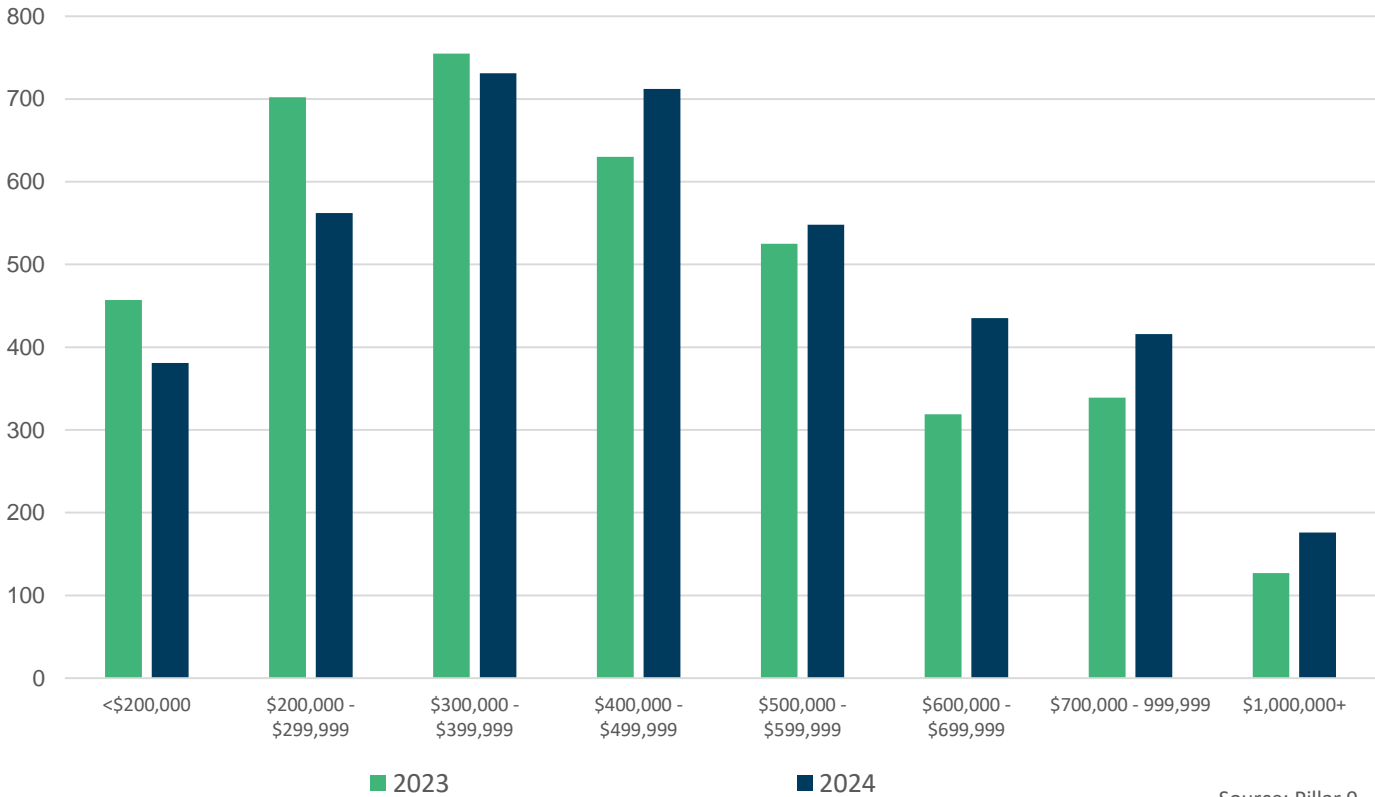
Year-to-Date

December 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	48,920	9%	67,083	2%	10,222	-12%	73%	2.51	-20%	\$585,435	9%
Semi	7,341	14%	9,237	8%	1,002	-13%	79%	1.64	-23%	\$502,357	10%
Row	11,417	12%	14,175	13%	1,431	-1%	81%	1.50	-12%	\$380,874	11%
Apartment	14,326	6%	20,565	9%	2,853	-3%	70%	2.39	-8%	\$289,191	8%
Total Residential	82,004	9%	111,060	5%	15,508	-10%	74%	2.27	-17%	\$497,764	9%

Residential Sales by Price Range

December



Source: Pillar 9

December 2024

December 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price		Median Price
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%	Actual
Calgary	1,322	-3%	1,239	-1%	2,990	38%	107%	2.26	42%	\$605,074	13%	\$552,750
Edmonton	1,048	19%	996	-7%	2,357	-26%	105%	2.25	-38%	\$417,652	12%	\$400,000
Red Deer	83	-14%	66	-16%	136	-32%	126%	1.64	-21%	\$388,139	19%	\$377,000
Lethbridge	80	0%	74	-24%	243	-24%	108%	3.04	-24%	\$390,164	8%	\$373,750
Medicine Hat	58	-2%	52	-4%	95	-38%	112%	1.64	-37%	\$312,993	-3%	\$301,250
Grande Prairie	66	-8%	55	-5%	143	-22%	120%	2.17	-15%	\$363,598	25%	\$352,250
Fort McMurray	57	-22%	74	-11%	316	-5%	77%	5.54	22%	\$340,700	-2%	\$370,000
Total	3,961	3%	3,783	-7%	11,130	-11%	105%	2.81	-14%	\$493,828	8%	\$440,000

Year-to-Date December 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price		Median Price
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%	Actual
Calgary	26,985	-2%	37,305	10%	3,586	17%	72%	1.59	19%	\$607,079	13%	\$560,000
Edmonton	19,924	26%	27,039	5%	3,588	-19%	74%	2.16	-36%	\$407,590	8%	\$390,000
Red Deer	1,816	-1%	2,210	-2%	252	-19%	82%	1.67	-18%	\$372,039	9%	\$359,450
Lethbridge	1,987	7%	2,291	0%	320	-22%	87%	1.93	-27%	\$384,794	12%	\$370,000
Medicine Hat	1,132	-2%	1,368	-7%	159	-24%	83%	1.69	-22%	\$343,734	7%	\$323,500
Grande Prairie	1,395	3%	1,638	-7%	233	-34%	85%	2.00	-36%	\$341,346	7%	\$332,500
Fort McMurray	1,195	15%	1,987	2%	453	-4%	60%	4.55	-16%	\$358,384	4%	\$365,000
Total	82,004	9%	111,060	5%	15,508	-10%	74%	2.27	-17%	\$497,764	9%	\$440,000